

DRAFT

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**City of Taylorsville**  
**CITY COUNCIL MEETING**  
*Minutes*

**Wednesday, January 8, 2020**  
**Council Chambers**  
**2600 West Taylorsville Blvd., Room No. 140**  
**Taylorsville, Utah 84129**

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**SWEARING-IN CEREMONY**

Mayor Kristie Overson welcomed those in attendance at 6:02 p.m. City Recorder Cheryl Cottle administered the oath of office to recently-elected City Council Members Ernest Burgess (District 1), Curt Cochran (District 2), and Brad Christopherson (District 3).

The ceremony ended at 6:06 p.m.

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**BRIEFING SESSION**

**Attendance:**

Mayor Kristie Overson


**Council Members:**

Council Chairman Daniel Armstrong  
Vice-Chairman Meredith Harker  
Council Member Ernest Burgess  
Council Member Brad Christopherson  
Council Member Curt Cochran


**City Staff:**

John Taylor, City Administrator  
Tracy Cowdell, City Attorney  
Cheryl Peacock Cottle, City Recorder  
Brett Miller, UPD Sergeant  
Wayne Harper, Economic/Community Dev. Dir.  
Richard Rich, UFA Captain  
Kristy Heineman, Council Coordinator  
Kim Horiuchi, Communications Director  
Scott Harrington, Chief Financial Officer  
Jean Ashby, Economic Development Assistant

**6:00 BRIEFING SESSION**

 6:17 PM Chairman Dan Armstrong conducted the Briefing Session, which convened at 6:17 p.m. City Recorder Cheryl Peacock Cottle conducted a Roll Call, wherein all Council Members were present.

**1. Review Agenda**

 6:18 PM The agenda for the City Council Meeting was reviewed. Council Member Harker discussed the idea of giving a "welcome pamphlet" to State employees moving into the former American Express building in Taylorsville. City Administrator John Taylor suggested using funds in the Council budget for this project.

**2. Adjourn**

Chairman Armstrong declared the Briefing Session adjourned at 6:21 p.m.

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**REGULAR MEETING**

**Attendance:**

Mayor Kristie Overson

**Council Members:**

Council Chairman Dan Armstrong  
Vice-Chairman Meredith Harker  
Council Member Ernest Burgess  
Council Member Brad Christopherson  
Council Member Curt Cochran

**City Staff:**

John Taylor, City Administrator  
Tracy Cowdell, City Attorney  
Wayne Harper, Economic/Community Dev. Dir.  
Brett Miller, UPD Sergeant  
Cheryl Peacock Cottle, City Recorder  
Scott Harrington, Chief Financial Officer  
Wayne Harper, Economic Development Director  
Richard Rich, UFA Captain  
Kristy Heineman, Council Coordinator  
Kim Horiuchi, Communications Director  
Jean Ashby, Economic Development Assistant  
Mark McGrath, Planner



**Others:** Wendy Cochran, Carl Fauver, Lynn Handy, John Gidney, Don Quigley, Kenzi Penny, Rylee Penny, Matt Thomas, Janice Fields, Lynn Rindlisbacher, Anne Boynton, Norma Boynton, Kyrene Gibb, Ryan Wallace. Mark Morris, Amanda Dillon, Tim Baird, and Benj Becker

## **1. WELCOME, INTRODUCTION AND PRELIMINARY MATTERS**

Chairman Daniel Armstrong called the meeting to order at 6:31 p.m. and welcomed those in attendance. City Recorder Cheryl Peacock Cottle conducted a Roll Call, wherein all Council Members were present.

### **1.1 Opening Ceremonies – Pledge/Reverence – *Council Member Harker* (Opening Ceremonies for January 22, 2020 to be arranged by *Council Chair Armstrong*)**

Council Member Curt Cochran directed the Pledge of Allegiance.

Council Member Curt Cochran offered the Reverence.

### **1.2 Mayor's Report**


Mayor Kristie Overson expressed enthusiasm for the coming year and reported the following:

- She recently had the opportunity to speak with Salt Lake City Mayor Erin Mendenhall about issues both cities had in common. She looked forward to forming a strong relationship with Mayor Mendenhall.
- The City of West Jordan had recently changed to the Council/Mayor form of government and she had been invited in December to speak at a work session of their City Council and senior staff. It was another opportunity to establish relationships with Taylorsville's neighbors to the south. She would be meeting with Mayor Burton the following week.
- She had attended a productive meeting of the chairs of various city committees on the previous evening to discuss various events that would take place in the coming months. The meeting included legal training by Tracy Cowdell. The committees were notified that outdoor events near city hall would not take place this year due to the large construction projects in the area. It was possible that some events would still be held, but at an alternate location.
- Reported that there would be a meeting the following week with the government relations team and legislators in order to convey the city's needs and priorities. She expressed her thanks to Senator Karen Mayne for helping to obtain funding for a pedestrian bridge in Taylorsville.



- She met with West Valley Animal Services recently and has seen improvements
- Had a very positive meeting the previous day with several representatives of the Granite School District regarding shared concerns, including the closure of Westbrook Elementary.
- There had been some meetings with the Church of Jesus Christ of Latter-Day Saints about the future Taylorsville temple although there was not yet any new information that could be made public.

### 1.3 Citizen Comments


 6:41 PM Chairman Dan Armstrong reviewed the Citizen Comment Procedures for the audience. He then called for any citizen comments. There were no citizen comments, and Chairman Armstrong closed the citizen comment period.

## 2. APPOINTMENTS


There were no appointments.

## 3. REPORTS

### 3.1 Green Committee Report – *Matt Thomas*

 6:41 PM Committee Chair Matt Thomas reported on recent activities and upcoming events for the Green Committee. He noted that the Earth Day event will need to be held at a new location this year. He discussed an upcoming “Fix-It Clinic” to be held either October 10 or October 17, 2020. He relayed that the third Thursday of each month is the committee’s new meeting time. Council Member Ernest Burgess thanked Mr. Thomas and the Green Committee for serving the community.

### 3.2 Commercial Center Master Plan Final Report - *MHTN Architects*

 6:46 PM Ryan Wallace of MHTN Architects, rendered a power point presentation regarding the final report on the Taylorsville Commercial Center Plan. It included information such as:


- The MHTN team who would be working on the project
- Guiding principles
- Node One Identity and Branding
- Key Economic Development Recommendations
- Node One (5400 S Redwood Rd) Transportation Recommendations
- Node One Fiscal Impact Analysis



1 Other members of the MHTN team who addressed the Council were landscape architect Mark  
2 Morris, Community and Economic Planner Amanda Dillon and Transportation Planner Tim  
3 Baird. Finally, Benj Becker of Zions Public Finance presented information regarding the fiscal  
4 impact that the proposed plan could have on the City.


#### 5 6 **4. CONSENT AGENDA**


##### 7 8 **4.1 Minutes – December 4, 2019 City Council Meeting**


9  
10  7:19 PM Council Member Curt Cochran **MOVED** to adopt the Consent Agenda. Council  
11 Member Ernest Burgess **SECONDED** the motion. Chairman Dan Armstrong called for  
12 discussion on the motion. There being none, he called for a roll-call vote. The vote was as  
13 follows: Cochran-yes, Burgess-yes, Harker-yes, Christopherson-yes, and Armstrong-yes. **All**  
14 **City Council members voted in favor and the motion passed unanimously.**


#### 15 16 **5. PLANNING MATTERS**

##### 17 18 **5.1 Ordinance No. 20-01 – Public Comment and Consideration of an Ordinance** 19 **of the City of Taylorsville for a General Plan Amendment from Community** 20 **Commercial to Low-Density Residential**

21  
22  7:20 PM Economic/Community Development Director Wayne Harper described an  
23 application from Lynn Rindlisbacher to rezone a subdivision development. He illustrated the  
24 subject property on the zoning map, an aerial map and General Plan and outlined elements of the  
25 proposed amendments to the General Plan. He discussed existing and proposed zoning for the  
26 Wilson Subdivision. He provided clarification on the location of two large office buildings on  
27 Redwood Road across from the cemetery.

28  
29  7:24 PM Mr. Harper described public comments received regarding the proposed  
30 amendments and reviewed findings by the Planning Commission and staff. He noted that the  
31 Planning Commission gave a unanimous recommendation in favor of both the rezones and  
32 general plan amendments.

33  
34  7:25 PM Council Member Christopherson questioned whether the road needed to be  
35 rezoned. Mr. Harper explained that it did not, as it was part of the current access to the existing  
36 homes in the subdivision.

37  
38  7:27 PM Chairman Armstrong opened the public comment on this matter and called for  
39 comments. There were no comments and Chairman Armstrong declared the public comments  
40 closed.



7:28 PM Chair Armstrong invited applicant Lynn Rindlisbacher to speak. Mr. Rindlisbacher clarified that there would be nine lots in the subdivision. There were four homes there now and the modular home on the corner would be demolished. Five new homes would be built.

Council Member Brad Christopherson **MOVED** to adopt Ordinance No. 20-01, as presented. Council Member Meredith Harker **SECONDED** the motion. Chairman Dan Armstrong called for discussion on the motion. There being none, he called for a roll-call vote. The vote was as follows: Cochran-yes, Burgess-yes, Harker-yes, Christopherson-yes, and Armstrong-yes. **All City Council members voted in favor and the motion passed unanimously.**

**5.2 Ordinance No. 20-02 – Public Comment and Consideration of an Ordinance of the City of Taylorsville for a General Plan Amendment from Medium-Density Residential to Low-Density Residential**

Council Member Ernest Burgess **MOVED** to adopt Ordinance No. 20-02, as presented. Council Member Curt Cochran **SECONDED** the motion. Chairman Dan Armstrong called for discussion on the motion. There being none, he called for a roll-call vote. The vote was as follows: Cochran-yes, Burgess-yes, Harker-yes, Christopherson-yes, and Armstrong-yes. **All City Council members voted in favor and the motion passed unanimously.**

**5.3 Ordinance No. 20-03 – Public Comment and Consideration of an Ordinance of the City of Taylorsville for a Zoning Map Amendment from Limited Commercial to R-1-10**

7:30 PM Council Member Meredith Harker **MOVED** to adopt Ordinance No. 20-03, as presented. Council Member Ernest Burgess **SECONDED** the motion. Chairman Dan Armstrong called for discussion on the motion. There being none, he called for a roll-call vote. The vote was as follows: Cochran-yes, Burgess-yes, Harker-yes, Christopherson-yes, and Armstrong-yes. **All City Council members voted in favor and the motion passed unanimously.**

**5.4 Ordinance No. 20-04 – Public Comment and Consideration of an Ordinance of the City of Taylorsville for a Zoning Map Amendment from R-1-15 TO R-1-10**


7:30 PM Council Member Curt Cochran **MOVED** to adopt Ordinance No. 20-04, as presented. Council Member Ernest Burgess **SECONDED** the motion. Chairman Dan Armstrong called for discussion on the motion. There being none, he called for a roll-call vote.



The vote was as follows: Cochran-yes, Burgess-yes, Harker-yes, Christopherson-yes, and Armstrong-yes. **All City Council members voted in favor and the motion passed unanimously.**


## 6. FINANCIAL MATTERS


### 6.1 Mid-Year Budget Adjustments – *Scott Harrington*

 7:30 PM Chief of Finance Scott Harrington referenced proposed mid-year budget adjustments. He relayed that the proposed amendments have been placed in the Dropbox packet for Council review. He indicated that there are not many changes to the budget. He invited Council Members to visit with him over the next two weeks to address any questions. A public hearing on the mid-year budget amendments will be held on January 22, 2020 and a copy of the proposed changes will be available for the public on the city website tonight.


## 7. OTHER MATTERS

### 7.1 Resolution No. 20-01 – A Resolution of the City of Taylorsville Approving the Appointment of Kristie Overson as the City of Taylorsville’s Representative on the Board of Trustees of the South Salt Lake Valley Mosquito Abatement District – *John Taylor*

 7:34 PM City Administrator John Taylor explained that the city may appoint someone as a representative to the Board of Trustees of the South Salt Lake Valley Mosquito Abatement District. He noted that Mayor Kristie Overson has served on that board for the past couple of years and recommended that she now be reappointed.

 7:35 PM Council Member Brad Christopherson **MOVED** to adopt Resolution No. 20-01 as presented. Council Member Ernest Burgess **SECONDED** the motion. Chairman Dan Armstrong called for discussion on the motion. There being none, he called for a roll-call vote. The vote was as follows: Burgess-yes, Harker-yes, Christopherson-yes, Armstrong-yes, and Cochran-yes. **All City Council members voted in favor and the motion passed unanimously.**

### 7.2 Y2 Presentation – *Mayor Overson*

 7:47 PM Kyrene Gibb, with Y2 Analytics, reported on the results of a recent city survey that was conducted.

Ms. Gibb discussed the methodology of the survey.





1 The following findings were shared:


- 2
- 3 • Majority of residents said Taylorsville was heading in the right direction.
- 4 • Quality of life rated at an average of 77.
- 5 • High approval of local officials.
- 6 • Central location was a top draw to Taylorsville.
- 7 • Traffic and growth were the top issues facing Taylorsville, along with crime, etc.
- 8 • Residents were highly likely to recommend Taylorsville as a good place to live
- 9 • Majority of residents had positive views of Taylorsville

10  
11 Evaluation of city services:


- 12
- 13 • Value of tax dollar seen as good but not excellent
- 14 • Fire and Emergency Medical Services received the highest performance rating
- 15 • Garbage collection, culinary water, and police services were rated in second tier
- 16 • Issues with streets were mentioned most often
- 17 • Taylorsville Journal was the primary and most preferred news source for most residents
- 18 • Residents would like to receive city updates via email
- 19 • Residents had mixed feelings about experiences with city offices
- 20 • District 3 was most satisfied with its neighborhood
- 21 • Neighborhoods were walkable with access to parks and recreation
- 22 • Taylorsville was perceived as a friendly, safe city
- 23 • Shopping and eating out were top activities in Taylorsville
- 24 • Residents wished for more stores and restaurants
- 25 • Single-Family homes were considered the most desirable in neighborhoods
- 26 • Residents wanted an indoor pool more than anything else
- 27


28  8:14 PM Mayor Overson asked a question on behalf of UPD Precinct Chief Tracy Wyant  
29 who was unable to attend that evening. He wished to know how Taylorsville compared to other  
30 cities in the valley. Ms. Gibb indicated that Taylorsville was considered average in terms of  
31 overall satisfaction with the city. The response regarding fire and emergency medical services  
32 was typical of other cities. The ratings of city services were overall above average.


33  
34  8:18 PM Council Member Harker noted the overall positive nature reflected in the survey  
35 responses.

36  
37  8:19 PM City Attorney Tracy Cowdell observed that Taylorsville's elected official approval  
38 rating was high. Ms. Gibb acknowledged that this was a remarkably high rating in comparison  
39 to other cities.




1  8:21 PM Mayor Overson thanked the Council for allocating funds for this survey and  
2 commended the group who conducted it. She observed that this was a great overall survey with a  
3 wealth of information.  
4

5  8:23 PM Council Member Christopherson inquired about the schedule recommended for  
6 follow-up surveys. Ms. Gibb responded that follow ups should be no more than quarterly.  
7


8  8:25 PM The Mayor confirmed that the survey information would be shared with residents.  
9

10 **7.3 Council Elections for 2020 Council Chair and Council Vice Chair**  
11 **- Cheryl Peacock Cottle**  
12

13  7:37 PM City Recorder Cheryl Peacock Cottle relayed that, as per Council polices, written  
14 nominations for the 2020 Council Chair and Council Vice Chair were submitted to her from  
15 Council Members, as follows: Council Chair – Meredith Harker; and Council Vice Chair – Curt  
16 Cochran and Brad Christopherson.  
17


18 Printed ballots were distributed, and voting took place. The ballots were collected by Deputy  
19 Recorder Kris Heineman and submitted to the City Recorder for tabulation. Ms. Heineman  
20 verified the voting results. Ms. Cottle announced that Council Member Meredith Harker had  
21 been elected as 2020 Chair and Council Member Brad Christopherson had been elected as 2020  
22 Vice Chair.  
23

24 **8. NEW ITEMS FOR SUBSEQUENT CONSIDERATION (No Action)**

25  7:39 PM

26 **8.1 Council Chair Armstrong** – nothing for subsequent consideration.  
27

28 **8.2 Council Vice Chair Harker** – She asked PIO Kim Horiuchi to demonstrate a  
29 sample pamphlet about Taylorsville containing the city's logo, information, maps, and  
30 contact information. It was suggested that providing this informative pamphlet would be  
31 a way to welcome new State workers to Taylorsville and provide valuable information  
32 about the city. It was noted that a city pin could also be placed in the pocket of each  
33 pamphlet. Ms. Horiuchi explained that once the final version was submitted, it would  
34 take 10 days to print. The cost was \$2,147 for printing 2,000 pamphlets. Council  
35 Member Christopherson discussed why it was important to provide this information to  
36 new employees working in the city in order to capture tax dollars for Taylorsville  
37 services.  
38

39  7:43 PM Mr. Harper confirmed that the development of retail pad sites in front of  
40 the state building is being pursued.



8.3 Council Member Burgess – nothing for subsequent consideration.

8.4 Council Member Christopherson – nothing for subsequent consideration.

8.5 Council Member Cochran – nothing for subsequent consideration.

9. NOTICE OF FUTURE PUBLIC MEETINGS (NEXT MEETING)



7:45 PM

9.1 Planning Commission Work Session – Tuesday, January 14, 2020 – 6:00 p.m.

9.2 Planning Commission Meeting – Tuesday, January 14, 2020 – 7:00 p.m.

9.3 City Council Briefing Session – Wednesday, January 22, 2020 - 6:00 p.m.

9.4 City Council Meeting – Wednesday, January 22, 2020 – 6:30 p.m.

9.5 Planning Commission Meeting – Tuesday, January 28, 2020 – 7:00 p.m.

9.6 City Council Briefing Session – Wednesday, February 5, 2020 – 6:00 p.m.

9.7 City Council Meeting – Wednesday, February 5, 2019 – 6:30 p.m.

9.8 Planning Commission Work Session – Tues., February 11, 2020 – 6:00 p.m.

9.9 Planning Commission Meeting – Tuesday, February 11, 2020 – 7:00 p.m.

10. CALENDAR OF UPCOMING EVENTS

*(For more Details on Events, Visit the City's Website)*

10.1 Local Officials Day at the Legislature: Wednesday, January 29, 2020 – Utah State Capitol and Salt Palace Convention Center

Council Member Brad Christopherson **MOVED** to recess the City Council Meeting and convene an RDA Board Meeting. Council Member Curt Cochran **SECONDED** the motion. All City Council members voted in favor and the motion passed unanimously. The Council meeting was **RECESSED** at 8:24 p.m.

The Council meeting was **RECONVENED** at 8:40 p.m.

11. CLOSED SESSION (*Conference Room 202*)

*- For the Purpose(s) Described in Statute U.C.A. 52-4-205*

Council Member Brad Christopherson **MOVED** to convene a Closed Session to discuss the sale or purchase of real property at 8:40 p.m. Council Member Ernest Burgess **SECONDED** the motion. Chairman Dan Armstrong called for discussion on the motion. There being none, he called for a roll-call vote. The vote was as follows: Burgess-yes, Harker-yes, Christopherson-yes, Armstrong-yes, and Cochran-yes. All members of the City Council present voted, and the motion carried by a unanimous vote.



1 The meeting was closed at 8:40 p.m. for the purpose listed below, wherein no other matters were  
2 discussed.

3  
4 • **Strategy Session Concerning the Sale or Purchase of Real Property**

5  
6 Those in attendance at the Closed Session were: Mayor Kristie Overson, Council Members  
7 Burgess, Christopherson, Cochran, Armstrong, and Harker; City Attorney Tracy Cowdell; City  
8 Administrator John Taylor; Economic Development Director Wayne Harper; Chief Financial  
9 Officer Scott Harrington; and City Recorders Cheryl Peacock Cottle and Jamie Brooks.

10  
11 Minutes for the Closed Session were taken and are now on file as a Protected Record.

12  
13 **12. ADJOURNMENT**

14  
15 Council Member Brad Christopherson **MOVED** to adjourn the Closed Session and the City  
16 Council Meeting. Council Member Curt Cochran **SECONDED** the motion. **All City Council**  
17 **members voted in favor and the motion passed unanimously.** The meeting was adjourned at  
18 9:17 p.m.

19  
20  
21  
22 \_\_\_\_\_  
23 Cheryl Peacock Cottle, City Recorder

24 Minutes approved:

25  
26 *Minutes Prepared by: Jamie Brooks*  
27